

Superior Court of California  
County of Los Angeles  
New Santa Clarita Courthouse

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PROJECT FEASIBILITY REPORT

SEPTEMBER 3, 2009



ADMINISTRATIVE OFFICE  
OF THE COURTS

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OFFICE OF COURT CONSTRUCTION  
AND MANAGEMENT

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## 1. EXECUTIVE SUMMARY

### 1.1. Introduction

This Project Feasibility Report for the proposed New Santa Clarita Courthouse for the Superior Court of California, County of Los Angeles has been prepared as a supplement to the *Judicial Branch AB 1473 Five-Year Infrastructure Plan Fiscal Year 2010-2011*. This report documents the need for the proposed new four-courtroom facility, describes alternative ways to meet the underlying need, and describes the recommended project.

### 1.2. Statement of Project Need

The proposed new courthouse will accomplish the following immediately-needed improvements to the Superior Court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Santa Clarita Courthouse and in the Santa Clarita Courthouse Annex;
- Create a modern, secure courthouse for criminal, traffic, small claims, limited civil, and unlawful detainer proceedings, and for the provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center, appropriately-sized courtroom waiting areas, jury assembly room, and jury deliberation rooms, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and a children's waiting room;
- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Santa Clarita—the Santa Clarita Courthouse and the Santa Clarita Courthouse Annex;
- Create operational efficiencies and on-going savings through the consolidation of current court services; and
- Provide site capacity for a future building addition for six future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.

The Superior Court of California, County of Los Angeles serves the residents of the City of Santa Clarita and 29 other communities in the North Valley area with two locations: the Santa Clarita Courthouse and the Santa Clarita Courthouse Annex. Both facilities are located within the Santa Clarita Government Center, in shared-use buildings. As a result, both facilities experience security problems and overcrowding, have many physical problems and numerous deficiencies with Americans with Disabilities Act (ADA) accessibility, and prevent the court from operating safe and efficient court facilities. These conditions significantly hinder the superior court's ability to provide criminal, traffic, small claims, limited civil, and unlawful detainer proceedings to its court users. And the fact that these facilities are not consolidated exacerbates their functional problems. These existing conditions impact access to justice for all court users and negatively impact overall court operations, in terms of strain on resources, workload, and staffing. As the county continues to grow in population, so will the need for these court services to be centralized and for a site with the capacity to accommodate future judgeships allocated to this court, which is not achievable in these existing facilities.

The recommended project—construction of a new four-courtroom facility in the Santa Clarita Valley—will replace the unsafe and physically deficient court-occupied space in the Santa Clarita Courthouse and in the Santa Clarita Courthouse Annex. All criminal, traffic, small claims, limited civil, and unlawful detainer proceedings, in addition to the provision of basic services heretofore not provided to county residents due to space restrictions, will be consolidated into one location, resulting in operational efficiencies and on-going savings through consolidation of currently separated court services. By siting this courthouse in the Santa Clarita Valley, it will serve current and future needs, with the site capacity for a future building addition for six future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council. This new facility will be a modern, secure courthouse for residents of the City of Santa Clarita and the North Valley area.

This project—ranked in the Immediate Need priority group of the Trial Court Capital-Outlay Plan that was adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected by the Judicial Council in October 2008 as one of 41 projects to be funded by Senate Bill (SB) 1407 revenues.

### **1.3. Options Analysis**

The Administrative Office of the Courts (AOC) and the court examined two facility development options to provide adequate space for court functions in the Santa Clarita Valley:

- Project Option 1: Construct a New Courthouse
- Project Option 2: Renovate and Expand the Existing Santa Clarita Court Facilities

Project Option 1, construct a new courthouse with four courtrooms, is the recommended alternative.

### **1.4. Recommended Option**

The recommended project is to construct a new four-courtroom courthouse in the Santa Clarita Valley. This option is recommended as the most cost-effective solution for meeting current and mid-term needs of the court. This project will consolidate two existing facilities containing a total of four courtrooms. The project has potential economic opportunities, which are described in Section 2.4 of this report.

A space program for the proposed project, which has been created in collaboration with the court, outlines a need for approximately 54,750 Building Gross Square Feet (BGSF). Based on a site program for the new facility, a site of approximately 5.30 acres is needed for the courthouse.

The estimated project cost to construct the project is \$58.131 million, without financing and including land costs. These costs are based on constructing a two-story building with a basement. The facility would require 120 public surface parking spaces, and seven secure parking spaces at the basement level. The specific building design and plan will be dependent on the final site plan for the site selected and may vary in the number of floors,

provision of a basement, and use of a mechanical penthouse. The building design will be determined in the preliminary plan phase of the project.

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009). Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation. In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

## 2. STATEMENT OF PROJECT NEED

### 2.1. Introduction

The Santa Clarita Courthouse and the Santa Clarita Courthouse Annex are decentralized, have security problems, are overcrowded, and have many physical condition problems. As these buildings cannot be renovated and expanded on site—for a variety of reasons discussed more fully under Section 3.2., Project Option 2—their operations need to be consolidated into a single, secure, and physically appropriate building.

### 2.2. Transfer Status

Under the Trial Court Facilities Act, negotiations for transfer of responsibility of all trial court facilities from the counties to the state began July 1, 2004. Assembly Bill (AB) 71491 (Ch. 9 Statutes of 2008)(Jones) was enacted and extends the deadline for completing transfers to December 31, 2009. Transfer status for each existing facility affected by the proposed project is provided in the following table.

TABLE 2.2a  
Existing Facilities Transfer Status

Facility	Location	Owned or Leased	Type of Transfer	Transfer Status
Santa Clarita Courthouse	23747 W. Valencia Blvd.	Owned	Transfer of Responsibility	Completed
Santa Clarita Courthouse Annex (Administrative Center)	23757 W. Valencia Blvd.	Owned	Transfer of Responsibility	Completed

*Note: Only facilities directly affected by the project are listed.*

### 2.3. Project Ranking

Since 1998, the AOC has been engaged in a process of planning for capital improvements to California's court facilities. The planning initiatives began with a statewide overview, moved to county-level master planning, and then to project-specific planning studies.

On October 24, 2008, the Judicial Council adopted an update to the Prioritization Methodology for Trial Court Capital-Outlay Projects (the methodology) based on the

enactment of SB 1407. SB 1407 provides enhanced revenues to finance up to \$5 billion in lease-revenue bonds for trial court facility construction for both Immediate and Critical Need projects. In accordance with SB 1407, trial court capital-outlay projects with viable economic opportunities are given priority when submitting detailed funding requests to the executive and legislative branches.

In October 2008, the Council also adopted an updated trial court capital-outlay plan (the plan) based on the application of the methodology. The plan identifies five project priority groups to which 153 projects are assigned based on their project score (determined by existing security, physical conditions, overcrowding, and access to court services).

This project—ranked in the Immediate Need priority group in the Trial Court Capital-Outlay Plan adopted by the Judicial Council in October 2008—is one of the highest priority trial court capital-outlay projects for the judicial branch, and was selected as one of 41 projects to be funded by SB 1407 revenues by the Judicial Council in October 2008. The project's economic opportunities are presented in Section 2.4 of this report.

## **2.4. Summary of Economic Opportunities**

In accordance with Chapter 311, Statutes of 2008, Government Code section 70371.5 (e), in recommending a project for funding, the Judicial Council shall consider economic opportunities for the project. "Economic opportunity" includes, but is not limited to, free or reduced costs of land for new construction, viable financing partnerships with, or fund contributions by, other government entities or private parties that result in lower project delivery costs, cost savings resulting from adaptive reuse of existing facilities, operational efficiencies from consolidation of court calendars and operations, operational savings from sharing of facilities by more than one court, and building operational cost savings from consolidation of facilities.

Potential economic opportunities for this project are as follows:

### **2.4.1. Free or Reduced Costs of Land.**

The project may benefit from a donation of land from the City of Santa Clarita. A resolution to donate land was passed by their City Council in May 2009.

The project may also benefit from a donation of land from the County of Los Angeles. A statement of proceedings to donate land was rendered by the County Board of Supervisors at their July 2009 meeting.

### **2.4.2. Viable Financing Partnerships.**

No viable financing partnerships that would reduce project delivery costs have been identified for this project.

### **2.4.3. Adaptive Reuse of Existing Facilities.**

The project does not include adaptive reuse of existing facilities.

2.4.4. Consolidation of Court Calendars and Operations.

The project consolidates two existing facilities—the Santa Clarita Courthouse and the Santa Clarita Courthouse Annex—into one new courthouse.

2.4.5. Sharing of Facilities

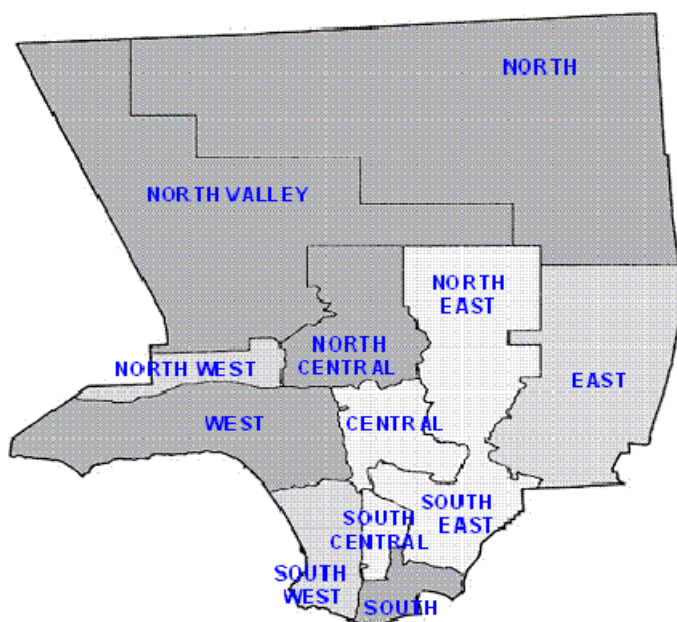
This project will not be shared by more than one court.

**2.5. Current Court Operations**

The Superior Court of California, County of Los Angeles is one of the largest trial court systems in the nation, with more than 600 judicial officers serving approximately 9.8 million county residents. The superior court operates in approximately 52 facilities—including leased facilities—with approximately 600 courtrooms, across the 4,000-square-mile county. These facilities represent about 30 percent of all courtrooms and total court-occupied-area in the state. In fiscal year 2006–2007, more than 2.8 million cases—of all types—were filed in this court, representing 30 percent of all cases filed in the state of California. In addition to judicial officers, the superior court employs more than 5,400 staff.

As shown below in Figure 2.5a, the superior court is divided into 12 geographical districts, except for the Juvenile and Mental Health courts, which have countywide jurisdiction.

FIGURE 2.5a  
District Map of the Superior Court of California, County of Los Angeles



The North Valley Court District comprises three facility locations: Santa Clarita, San Fernando, and Chatsworth. With the exception of mental health and juvenile cases provided outside the district, both *limited* and *unlimited* calendars (i.e., varying degrees of

criminal, civil, family law, small claims, and traffic cases) are provided to more than 30 communities of the north valley area of Los Angeles County and beyond.

The existing Santa Clarita Courthouse and the Santa Clarita Courthouse Annex are located in the City of Santa Clarita, within the Santa Clarita Government Center. The government center is a campus of buildings that houses public agencies and functions in addition to the superior court, such as a sheriff's station, a public library, a building safety and health department building, and a central facilities plant.

The Santa Clarita Courthouse Building and the Santa Clarita Courthouse Annex Building were both constructed in 1971 and are shared-use facilities with the County of Los Angeles. The superior court occupies 52 percent of the total combined building square footage, with the balance occupied by various county agencies: County Sheriff, Public Defender and Alternate Public Defender, District Attorney, and Community Services. Consequently, both facilities experience overcrowding and security problems, as well as have many physical problems and deficiencies with ADA accessibility.

The Santa Clarita Courthouse has three courtrooms, and the Santa Clarita Courthouse Annex has one courtroom. In spite of space restrictions, problems with ADA accessibility, security constraints, and disjointed operations, matters heard in these court facilities include criminal, traffic, small claims, limited civil, and unlawful detainer proceedings.

Figure 2.5b below shows an aerial image of the existing court buildings and parking areas within the government center.

FIGURE 2.5b  
Existing Santa Clarita Court Site





## 2.6. Judicial Projections

Current and projected Judicial Position Equivalents (JPEs)<sup>1</sup> are the basis for establishing both the number of courtrooms and the size of a proposed capital-outlay project. Projected JPEs are determined by the Update of the Judicial Workload Assessment (the 2008 assessment) as adopted by the Judicial Council in October 2008.

The 2008 assessment provides an estimate of current judicial need through the application of a workload methodology adopted by the Judicial Council in August 2001. In 2004, the council approved a proposal to seek the creation of 150 new judgeships based on the statewide assessed current need of approximately 350 new judgeships. Projects to be funded by SB 1407 will include space for these 150 new judgeships: 50 authorized by SB 56 (Ch. 390, Statutes of 2006) in FY 2006-2007 that have been funded, 50 authorized by AB 159 (Ch. 722, Statutes of 2007) in FY 2007–2008 whose funding has been deferred, and the last 50 that are still to receive legislative authorization and be funded.

On October 24, 2008, the Judicial Council approved an updated assessment identifying 327 currently needed new judgeships. These 327 currently-needed new judgeships do not include either the 50 SB 56 or the 50 AB 159 judgeships but do include the last 50 new judgeships that are still to receive legislative authorization and funding.<sup>2</sup>

The 2008 assessment also prioritizes the next 100 new judgeships beyond the 150 new judgeships described above. Projects funded by SB 1407 will not include programmed space for these additional 100 new judgeships; however and as applicable to the court, they will be accounted for under the column labeled Future Growth in Table 2.6a below and to determine the appropriate site size of a project, as described in Section 4.5.2, Site Program.

Table 2.6a below provides information used to determine the near-term need for this project, which includes four existing JPEs. The countywide total, provided for reference, includes current and proposed (as described above) new judgeships: 638 existing JPEs, one unfunded AB 159 new judgeship, and one of the next 50 proposed judgeships.

TABLE 2.6a  
Current and Projected JPEs to be Assigned to New Courthouse  
(Including Proposed New Judgeships)

Location	Current JPEs	AB 159	Proposed 50	Future Growth	Total JPEs	Basis for Proposed Project
New Santa Clarita Courthouse .....	4	0	0	6	10	4
Countywide .....	638	1	1	20	660	—

<sup>1</sup> JPEs are defined as the total authorized judicial positions adjusted for vacancies, assistance rendered by the court to other courts, and assistance received by the court from assigned judges, temporary judges, commissioners, and referees.

<sup>2</sup> The last 50 (of the 150) new judgeships were proposed for funding in FY 2008–2009 through the authorization of SB 1150 (Corbett); however, the state legislature failed to pass this bill.

The court plans to assign six future new judgeships to this project, from the next 277 future new judgeships. The site has been sized to accommodate expansion for these six future judgeships.

## 2.7. Existing Facilities

Two existing facilities containing a total of four courtrooms are directly affected by this project as shown in the table below. Both facilities will be vacated once the new court facility is complete.

TABLE 2.7a  
Existing Facilities

Facility	Location	Number of Existing Courtrooms Affected by this Project	Departmental Square Footage Occupied by the Court	Court Space as a Percentage of Total Building Square Footage
Santa Clarita Courthouse.....	23747 W. Valencia Blvd. Santa Clarita, CA 91355	3	18,229	88%
Santa Clarita Courthouse Annex .	23757 W. Valencia Blvd. Santa Clarita, CA 91355	1	2,796	14%
<b>Total Existing Courtrooms and DGSF .....</b>		<b>4</b>	<b>21,025</b>	

The court facilities listed in the above table are located in county-owned facilities, in buildings shared with county agencies. The combined building functional square footage currently occupied by the court is 21,025 Departmental Gross Square Feet (DGSF). The square footage required for the project is 39,107 DGSF or 54,750 BGSF. This represents a shortfall of 18,082 DGSF to meet the current and near-term needs of the court, based on the space program developed and shown in Appendix A.

The existing facilities contain numerous deficiencies relative to access and efficiency, security, and ADA accessibility, which create impediments to the administration of justice. Specific issues with the existing facilities are summarized as follows:

### 2.7.1. Santa Clarita Courthouse and Courthouse Annex.

#### 2.7.1.1. *Security Deficiencies*

- Secure paths of circulation do not exist to separate judicial officers and staff from the public or to separate prisoners from judicial officers, staff, or the public.
- Judicial officers and staff do not have a secure route from the parking area into the courthouse and must walk through either public or semi-private corridors to their chambers and offices.
- Judicial officers and staff do not have secure parking.
- The Santa Clarita Courthouse has multiple entry points (that are accessed by court and county staff), making it difficult to secure.

- Both buildings have undersized entrance screening queuing and lobby areas, resulting in lines outside the building on a regular basis.
- The Santa Clarita Courthouse's central holding area is lacking in holding cells to provide adequate separation of certain prisoner populations, such as gang members, sex offenders, women, or any who are considered "high profile".
- No holding cells exist adjacent to courtrooms and therefore the superior court is forced to secure prisoners within courtrooms and for attorney/client conferences. The Courthouse Annex has no form of secure holding facilities and cannot be utilized for criminal proceedings (see Figure 2.7.1.1a below).

FIGURE 2.7.1.1a  
Caged Prisoner Area in Courtrooms Serves as  
Holding and for Attorney Interviews



- There are no courtroom security cameras.
- Prisoners can only be transferred from the basement level sally port to the central holding area via a steep stairwell. No secure elevator exists for this purpose or to accommodate prisoners requiring ADA assistance. Prisoners requiring ADA accommodation are taken directly through the building.
- The court buildings are surrounded by public areas in a campus setting, and their perimeters cannot be secured.

2.7.1.2. *Courtroom Deficiencies*

- Each courtroom is only accessible to judicial officers and staff through a non-secure corridor—one that serves prisoner transport to and from courtrooms from the central holding area in the Santa Clarita Courthouse (see Figure 2.7.1.2a below).

FIGURE 2.7.1.2a  
Door to Central Holding Opens onto Staff-Only Corridor



- All courtrooms are undersized per the California Trial Court Facilities Standards and have design flaws, such as limited seating capacity and sightlines, non-ergonomic furniture design, and poor acoustics, lighting, adjacencies, and ADA inaccessibility.
- The buildings have poorly-designed public waiting areas: Lobby configurations and few sitting areas create general congestion and noise outside courtrooms that impact court proceedings.
- The courtrooms have many non-ADA compliant features, such as judicial officer benches, witness and jury boxes, and public seating (see Figure 2.7.1.2b and 2.7.1.2c below).

FIGURE 2.7.1.2b  
Non-ADA-Compliant Judicial Officer Bench



FIGURE 2.7.1.2c  
Non-ADA-Compliant Public Seating



- Due to lack of space for exhibit courtroom exhibit/evidence storage, judicial chambers are used to house exhibits/evidence.

*2.7.1.3. Jury Deliberation and Jury Assembly Deficiencies*

- Jury deliberation rooms are undersized.
- The jury assembly room is severely undersized, resulting in regular overcrowding well beyond its seating capacity.
- No amenities or alternative seating is available for potential jurors, as the only area available is within a very narrow public corridor, which becomes easily congested and noisy, affecting the jury assembly room and other adjacent offices (see Figure 2.7.1.3a below).

FIGURE 2.7.1.3a  
Regular Congestion Outside Undersized Jury Assembly Room



- No office space is available for jury assembly staff.

*2.7.1.4. Clerk's Areas/Staff Space Deficiencies*

- The queuing area for the Civil and Small Claims Clerk's Office—grossly undersized and poorly located due to space constraints—is limited to a small room (see Figure 2.7.1.4a below).

FIGURE 2.7.1.4a  
Small Room Serves as Clerk's Public Counter Waiting/Queuing Area



- Clerks' counters are not ergonomic.
- File storage is inadequate in all clerks' areas and throughout both buildings.
- Existing space for administrative functions and court staff is overcrowded, and workstations are undersized.
- A lack of office space has resulted in staff workstations competing with storage space for office equipment and supplies.
- Adequate space for staff training or conferences does not exist and therefore the court's larger spaces, such as courtrooms or the jury assembly room, must double for meetings when available.
- Space deficiencies require that staff and the public share restrooms.

*2.7.1.5. General Space, Functional, and Physical Deficiencies*

- Court users, visitors, and staff compete with other county agency staff and their clients for available onsite parking.
- The buildings' architecture lack "courthouse presence" and civic quality among the non-distinctive buildings in the government center, making them difficult to immediately identify on site or from public streets.



- No self-help center exists, requiring residents of the City of Santa Clarita and the north valley area of Los Angeles County to drive more than 20 miles to the City of San Fernando, where the nearest courthouse providing this service is located.
- No children's waiting room exists—only a limited amount of public lobby seating.
- There is no evidence locker area, evidence storage, or adequate area to house active records.
- The building has no attorney interview/witness waiting rooms. Attorneys are forced to confer with their clients, victims, and witnesses in the public waiting area or outside the building. Noise from the lobby area permeates into the courtrooms and staff areas.
- Many non-ADA compliant features exist throughout the building, including judicial officer and staff toilets, circulation routes, corridor widths, door-strike clearances, and hardware, restrooms, and drinking fountains.
- A major upgrade is needed to the fire protection and life safety systems in the Santa Clarita Courthouse, as it lacks a complete fire alarm and smoke detection system. The Courthouse Annex has no fire sprinklers.
- The buildings, although not deemed unsafe for operation, are seismically deficient compared to current codes for new construction. No plan to remediate their existing conditions is in place at this time.
- The Santa Clarita Courthouse requires electrical and communications technology systems upgrade to meet current demands.
- The superior court's computer server is located in same space as the active records, separated by a chain link fence.
- Buildings' signage requires upgrade to compliance with ADA standards.

### 3. OPTIONS ANALYSIS

#### 3.1. Introduction

The purpose of this section is to compare potential options to meet the facility needs of the Los Angeles superior court in the Santa Clarita Valley, the north valley area of Los Angeles County.

#### 3.2. Project Options

The AOC and the court examined two facility development options to provide adequate space for court functions in the north valley area of Los Angeles County:

- Project Option 1: Construct a New Courthouse



- Project Option 2: Renovate and Expand the Existing Santa Clarita Court Facilities

These options are evaluated based on their ability to provide the space required at good economic value to the state.

3.2.1. Project Option 1: Construction of a New Courthouse.

In Option 1, a building of approximately 54,750 gross square feet will be constructed on a new site with four courtrooms and associated support space. With Project Option 1, the existing facilities will be vacated. The court buildings will remain in use until the new courthouse is completed and then may revert to county use pending equity buy-out negotiations.

3.2.1.1. *Pros*

- This option will provide a new, modern, and secure courthouse in the Santa Clarita Valley that can be designed to meet modern standards of courthouse design.
- This option, in contrast to Option 2 (Renovation and Expansion), has lower risks to the state in terms of the potential for unidentified costs and schedule delays due to unforeseen existing conditions discovered during renovation of the Santa Clarita court facilities.
- Unlike Option 2, this option will not incur costly additional expenses for swing space to temporarily house the court. These costs are sunk costs and cannot be recovered after the new courthouse is completed.
- This option will not incur extra moving costs to relocate the court to the swing space before construction starts and then back in to the new courthouse.
- This option will not incur buyout costs for the equity of the space occupied by the county.
- This option will not result in any future disruption to court operations, because construction is completed in one phase.
- This option will replace the unsafe, overcrowded, and physically deficient court-occupied space in the Santa Clarita Courthouse and in the Santa Clarita Courthouse Annex; will address the court's space deficiencies; will provide court operational efficiencies and on-going savings through consolidation of current court services; will avoid additional high costs associated with seismically upgrading the Santa Clarita court buildings; and will provide site capacity for a future building addition for six future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.
- This option achieves the immediately-needed improvements to the superior court and enhances its ability to serve the public: consolidation of operations from two unsafe, overcrowded, and physically deficient facilities; enhancement of access to court

services by providing improved facilities for current court proceedings: criminal, traffic, small claims, limited civil, and unlawful detainers; and provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center, appropriately-sized courtroom waiting areas, jury assembly room, and jury deliberation rooms, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and a children's waiting room.

3.2.1.2. *Cons*

- This option requires authorization of SB 1407 funds for site acquisition and related soft costs (including CEQA), design, and construction.

3.2.2. Project Option 2: Renovate and Expand the Existing Santa Clarita Court Facilities.

In this option, the existing Santa Clarita court facilities (i.e., the Santa Clarita Courthouse and the Santa Clarita Courthouse Annex) would be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Currently, the court occupies approximately 52 percent of the total combined building square footage. Although the court is the majority occupant, the county will retain full ownership of these buildings and intends to use the court facilities for county functions after the court vacates the buildings. The county has no interest in conveying title to the state. Consequently, the AOC has no right to renovate or expand on site. Cost estimates were not prepared because this option was not considered viable.

**3.3. Recommended Project Option**

The recommended option is Option 1, Construct a New Courthouse. This option provides the best solution for meeting the court facility needs for the north valley area of Los Angeles County.

The project will accomplish the following immediately-needed improvements to the Superior Court and enhance its ability to serve the public:

- Replace the unsafe and physically deficient court-occupied space in the Santa Clarita Courthouse and in the Santa Clarita Courthouse Annex;
- Create a modern, secure courthouse for criminal, traffic, small claims, limited civil, and unlawful detainer proceedings, and for the provision of basic services heretofore not provided to county residents due to space restrictions: a self-help center, appropriately-sized courtroom waiting areas, jury assembly room, and jury deliberation rooms, adequately-sized in-custody holding, attorney interview/witness waiting rooms, and a children's waiting room;
- Consolidate court operations from two unsafe, overcrowded, and physically deficient facilities in the City of Santa Clarita—the Santa Clarita Courthouse and the Santa Clarita Courthouse Annex;

- Create operational efficiencies and on-going savings through the consolidation of current court services; and
- Provide site capacity for a future building addition for six future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council.

#### 4. RECOMMENDED PROJECT

##### 4.1. Introduction

The recommended solution to meet the court's needs in the north valley area of Los Angeles County is to construct a new courthouse. The following section outlines the components of the recommended project, including project description, project space program, courthouse organization, parking requirements, site requirements, design issues, and estimated project cost and schedule.

##### 4.2. Project Description

The proposed project includes the design and construction of a New Santa Clarita Courthouse for the Superior Court of California, County of Los Angeles. The proposed new building will be approximately 54,750 BGSF. The project replaces and consolidates two existing facilities and will include four courtrooms; court support space for court administration, court clerk, court security operations and holding; and building support space. Secure parking for seven vehicles, sally port, and prisoner holding will be located at the basement level. Accommodation of these spaces will be determined as most economical and functional based on actual site conditions (soil, water table) for the selected available property. 120 parking spaces to support staff, visitors, and jurors will be provided in a surface parking lot. The project site will be capable of accommodating building expansion for six future new judgeships, those among the 277 future new judgeships for which funding has not been requested by the Judicial Council. The project's pre-design planning has taken the superior court's future growth into consideration.

##### 4.3. Space Program

Space needs for this project have been developed based on the *California Trial Court Facilities Standards* (the standards) in collaboration with the court. The overall space program summary is provided in the following table.

TABLE 4.3a  
Space Program Summary for the Project

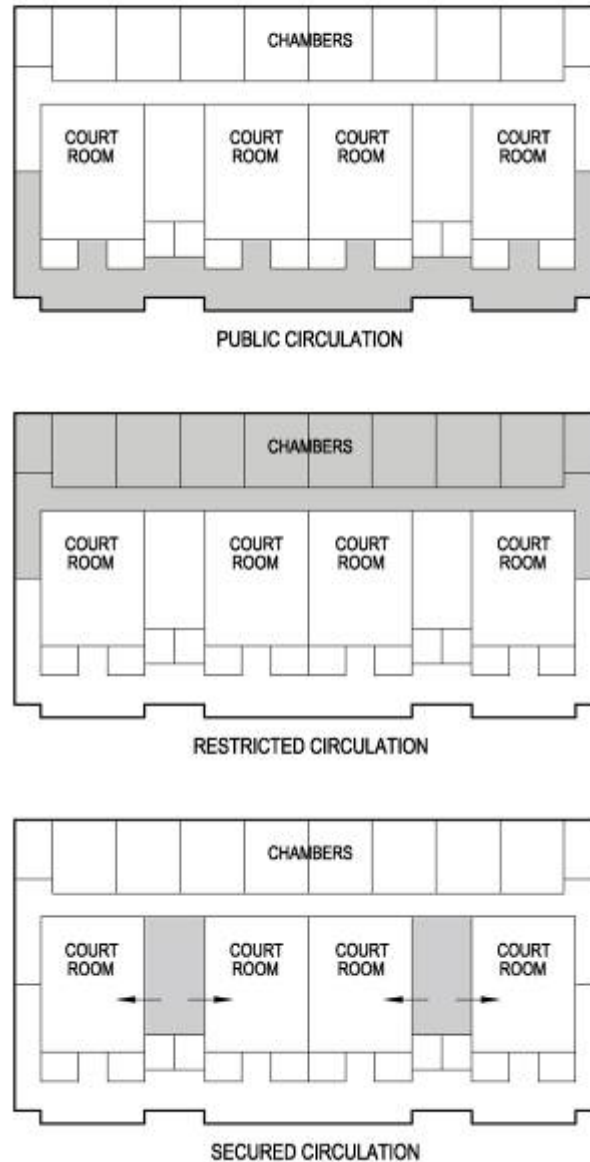
Division/Functional Area	Projected Need		Total Departmental GSF
	Courtrooms	Total Staff	
Public Area: Entry Lobby & Security Screening	-	-	1,280
Courtsets	4	8	13,807
Judicial Chambers & Courtroom Support	-	4	2,000
Court Operations	-	11	1,314
Criminal/Traffic Division	-	18	3,618
Civil/Small Claims Division	-	9	1,890
Self-Help Center	-	2	489
Court Administration	-	5	1,148
Jury Services	-	2	1,568
Sheriff Operations	-	4	1,238
Central In-Custody Holding	-	-	4,474
Building Support	-	1	6,282
<b>Subtotal</b>	<b>4</b>	<b>64</b>	<b>39,107</b>
Gross Area Factor			1.40
<b>Total Building Gross Square Feet</b>			<b>54,750</b>
<b>BGSF per Courtroom</b>			<b>13,687</b>

Detailed program data is provided in Appendix A.

#### 4.4. Courthouse Organization

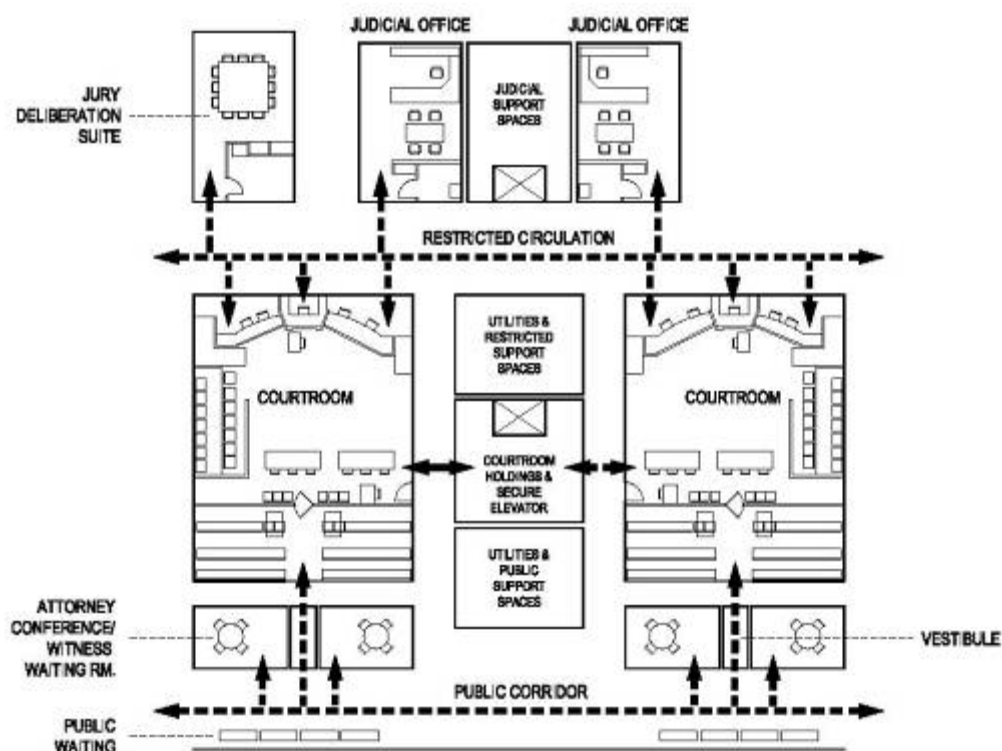
According to the standards, courthouses require three separate and distinct zones of public, restricted, and secured circulation. The three zones of circulation shall only intersect in controlled areas, including courtrooms, sallyports, and central detention (when applicable). The following figure illustrates the three circulation zones.

FIGURE 4.4a  
Three Circulation Zones



The court set includes courtrooms, judicial chambers, chamber support space, jury deliberation room, witness waiting, attorney conference rooms, evidence storage, and equipment storage. A restricted corridor connects the chamber suites with staff offices and the secure parking area. Adjacent to the courtrooms is the secure courtroom holding area, accessed via secured circulation. The following figure illustrates how a typical court floor should be organized

FIGURE 4.4b  
Court Floor Organization



#### 4.5. Site Selection and Requirements – Intro Paragraph

The selection of an appropriate site for the project is a critical decision. Several factors, including parking requirements, the site program, site selection criteria, site availability, and real estate market analysis will be considered in making a final site selection.

##### 4.5.1. Site Selection.

A site has not been selected for the new courthouse. Once initial funding for the project is secured, the AOC will develop a list of sites to be considered by the project's local Project Advisory Group and to which approved site selection criteria will be applied (per Rule 10.184(d) of the California Rules of Court and subject to final approval by the Administrative Director of the Courts). The site selection and site acquisition process—for all trial court capital projects—is outlined in the Judicial Council approved *Site Selection and Acquisition Policy for Court Facilities*.

##### 4.5.2. Parking Requirements.

At the Santa Clarita Government Center, no secure parking for judicial officers or staff exists. Parking for judicial officers and some staff is designated within a portion of a surface lot adjacent to the Santa Clarita court buildings. The lot is

open to the public, including court users, visitors, and jurors, making availability limited. On the whole, parking at the county administrative complex is inadequate, as all superior court staff, visitors, and jurors compete for spaces with staff from each county agency, their clients, and the general public. At times of heavy utilization of this lot or others within the center, parking has to be accommodated (if available) on local city streets that are not directly adjacent to the center.

Parking for visitors, staff, and jurors was calculated at 30 spaces per courtroom. The parking required for this project will be reevaluated during the site acquisition phase.

#### 4.5.3. Site Program.

A site program was developed for the recommended project. The site program is based on an assumed building footprint, onsite parking, and site elements such as loading areas, refuse collection, and outdoor staff areas. The site has been sized to accommodate growth of six future new judgeships as indicated in Section 2.6.

The building footprint is based on preliminary space allocation per floor. The site calculations include the building footprint, site elements, landscaping, and site setbacks. The calculation of site acreage needed has been done on a formula basis, which assumes a flat site. The approach does not take into account any environmental factors, topographic features, or other unique characteristics of a site, and thus should be viewed as a guide to site acreage requirements.

The following table below delineates that a minimum site area of approximately 5.30 acres has been identified to accommodate the needs of the project.

TABLE 4.5a  
Site Program

Site Component	Project Need	6-Courtroom Future Addition <sup>1</sup>	Total Project Need	Comments
<b>Structures</b>				
Court Footprint	19,589	22,500	42,089	2-story building with a basement and penthouse
Total Structure	19,589	22,500	42,089	
<b>Site Elements</b>				
Loading Area	480	-	480	
Refuse/Recycling Collection	288	288	576	
Emergency Generator	200	-	200	
Bicycle Parking Area	60	60	120	
Outdoor Staff Area	250	250	500	
Total Site Elements	1,278	598	1,876	
<b>Parking</b>				
Secure Judicial Parking	-	-	-	Locate at basement level for project & see footnote below
Staff/Juror/Visitor Parking	120	180	300	Assume 30 spaces per courtroom
Total Parking Area	42,000	63,000	105,000	Assume surface parking at 350 SF per space
<b>Total Site Requirements</b>				
Structures	19,589	22,500	42,089	
Site Elements	1,278	598	1,876	
Parking	42,000	63,000	105,000	
Subtotal Site Requirements	62,867	86,098	148,965	
Vehicle/Pedestrian Circulation	12,573	17,220	29,793	20% of site
Landscaping/Setbacks	22,003	30,134	52,138	35% of site
<b>Total Site Requirements</b>	<b>97,443</b>	<b>133,452</b>	<b>230,895</b>	
<b>Total Acreage Requirements</b>	<b>2.24</b>	<b>3.06</b>	<b>5.30</b>	

Footnotes:

1. The 6-Courtroom Future Addition is assumed to have its own basement—given the size of the project—that will accommodate future secure parking for judicial officers and court administrators.

Site programs have also been developed for options which collocate court functions and county justice partners (district attorney, public defender, and alternate public defender) in separate buildings on adjacent sites. These options are outlined in Appendix B.

#### **4.6. Design Criteria**

According to the standards, California court facilities shall be designed to provide long-term value by balancing initial construction costs with projected life cycle operational costs. To maximize value and limit ownership costs, the standards require architects, engineers, and designers to develop building components and assemblies that function effectively for the target lifetime. These criteria provide the basis for planning and design solutions. For exact criteria, refer to the standards approved by the Judicial Council on April 21, 2006.

#### **4.7. Sustainable Design Criteria**

According to the *California Trial Court Facilities Standards*, architects and engineers shall focus on proven design approaches and building elements that improve court facilities for building occupants and result in cost-effective, sustainable buildings. At the outset of the project, the AOC will determine whether the project will participate in the formal LEED™ certification process of the United States Green Building Council. For additional criteria, performance goals, and information on energy savings programs please refer to the standards.

#### **4.8. Estimated Project Cost**

The estimated project cost for the recommended courthouse project is \$58.131 million, without financing and including land costs. This is based on a project of approximately 54,750 gross square feet with 120 surface parking spaces and seven basement level secure parking spaces. The specific building design and plan may vary in the number of floors, provision of a basement, and use of a mechanical penthouse, depending on the final site selected. No relocation costs for owners or tenants have been included in the budget, because it is assumed that the AOC will not seek a property if tenants or owners require relocation costs. The building design will be determined in the preliminary plan phase of the project.

Construction costs for the project include site grading, site drainage, lighting, landscaping, drives, loading areas, vehicle sally port, and parking spaces. Construction costs include allowances for furniture, fixtures, and equipment (FF&E) and data, communications, and security. Construction costs are escalated to the start and midpoint of construction based on five percent annual escalation.

Project costs are added to the construction costs and include fees for architectural and engineering design services, inspection, special consultants, geotechnical and land survey consultants, materials testing, project management, CEQA due diligence, property appraisals, legal services, utility connections, and plan check fees for the state fire marshal and access compliance.



Cost criteria include the following:

- The total project cost—without financing costs—is \$58.131 million.<sup>3</sup>
- The actual costs could change, depending on the economic environment and when the actual solution is implemented. The estimates were created by applying current cost rates and using a best estimate of projected cost increases.
- The cost estimate is based on the assumption that the courthouse project shall be designed for sustainability and, at a minimum, to the standards of a LEED<sup>TM</sup> “Silver” rating.
- The estimate is based on a hypothetical building; it does not represent a specific construction type, the use of specific building materials, or a predetermined design. The analysis is based on a series of set performance criteria required for buildings of similar type and specifications.
- The estimates do not include support costs such as utilities and facilities maintenance.

#### **4.9. Project Schedule**

A preliminary project schedule has been developed based upon approval processes by the Department of Finance and the Joint Legislative Budget Committee to be implemented as a result of Senate Bill 1407 (Ch. 311, Statutes of 2008), and Senate Bill No. 12, Special Session (SBX2 12, Ch. 10, Statutes of 2009).

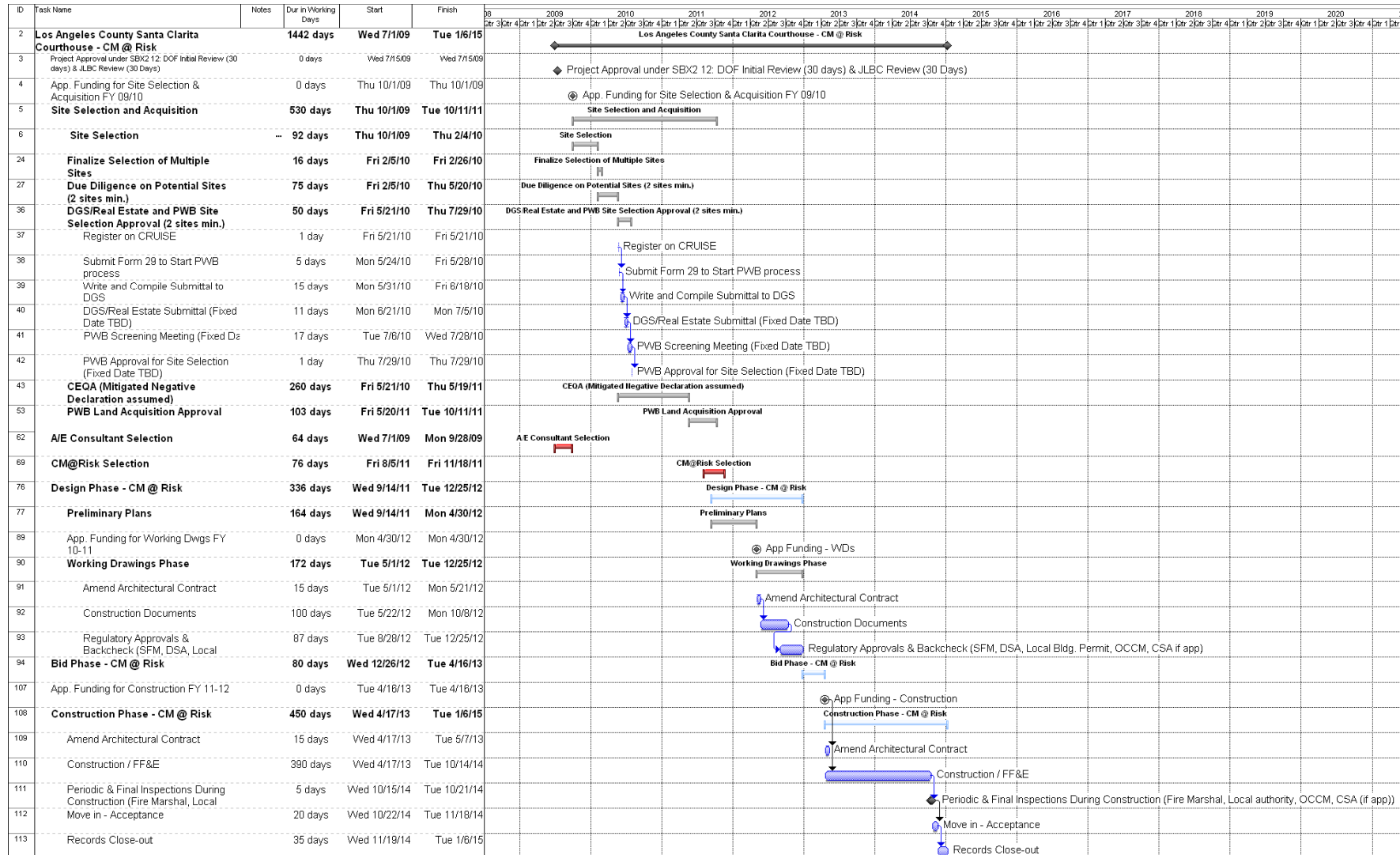
In the current schedule, the acquisition phase will begin fall 2009 and design will begin fall 2011 pending completion of site selection and acquisition. Construction is then scheduled to begin spring 2013 and be completed fall 2014.

The project schedule is provided in the following figure.

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<sup>3</sup> The total project cost is based on construction cost estimates provided by the Cumming Corporation, which have been escalated to the mid-point of construction and are based on the project schedule provided in Section 4.9 of this report.

FIGURE 4.9a  
Project Schedule



## APPENDIX A: DETAILED SPACE PROGRAM

### Introduction

A detailed space program was developed for the recommended option.

The following table is the summary of the program for a new four-courtroom facility. The following pages include a series of tables with a list of spaces required for each major court component, including the building's basement.

### Superior Court of California, County of Los Angeles

Projected Staff and Space Requirements Summary for the New Santa Clarita Courthouse

Division/Functional Area	Projected Need		Total Departmental GSF	Comments
	Courtrooms	Total Staff		
Public Area: Entry Lobby & Security Screening	-	-	1,280	
Courtsets	4	8	13,807	
Judicial Chambers & Courtroom Support	-	4	2,000	
Court Operations	-	11	1,314	
Criminal/Traffic Division	-	18	3,618	
Civil/Small Claims Division	-	9	1,890	
Self-Help Center	-	2	489	
Court Administration	-	5	1,148	
Jury Services	-	2	1,568	
Sheriff Operations	-	4	1,238	
Central In-Custody Holding	-	-	4,474	Includes sallyport and sheriff vehicle parking
Building Support	-	1	6,282	Includes secure basement parking
<b>Subtotal</b>	<b>4</b>	<b>64</b>	<b>39,107</b>	
Gross Area Factor <sup>1</sup>			1.40	
<b>Total Building Gross Square Feet</b>			<b>54,750</b>	
BGSF per Courtroom			13,687	

#### Footnotes:

1. The Gross Area Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Public Area: Entry Lobby &amp; Security Screening</b>					
1 Entry Vestibule	100	-	1	100	
2 Security Screening Queuing	9	-	25	225	
3 Weapons Screening Station	250	-	1	250	
4 Secure Public Lobby	450	-	1	450	
5 Information Kiosk	42	-	1	42	
Subtotal Staff and Net Area		-		1,067	
Departmental Grossing Factor	20%			213	
Subtotal Departmental GSF				1,280	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Courtsets</b>					
Courtroom, Large (High Volume)	2,100	-	1	2,100	Includes ADA ramping
Courtroom, Multipurpose (jury)	1,750	-	3	5,250	Includes ADA ramping
Courtroom Clerk Workstation (in courtrooms)	-	4	4	-	Located in courtrooms
Courtroom Clerk Copy/Supply/Workroom (Shared with Court Admin.)	100	-	-	-	
Bailiff Workstation	-	4	-	-	Located in courtrooms
Exhibit Storage	40	-	4	160	
Courtroom Technology/Equipment Rack	15	-	4	60	
Courtroom Holding/Attorney Interview	125	-	3	375	
Entry Vestibule	64	-	4	256	
Jury Deliberation (includes. 2 restrooms, kitchenette)	410	-	2	820	
Courtroom Waiting	200	-	4	800	
Attorney/Client Conference Room	100	-	8	800	
Subtotal Staff and Net Area		8		10,621	
Departmental Grossing Factor	30%			3,186	
Subtotal Departmental GSF				13,807	
<b>Judicial Chambers &amp; Courtroom Support</b>					
Judicial Chambers (Includes restroom, closet)	400	4		1,600	
Chambers Waiting/Reception (Shared with Court Admin.)	120	-	-	-	
Copy/Supply/Workroom (Shared with Court Admin.)	100	-	-	-	
Subtotal Staff and Net Area		4		1,600	
Departmental Grossing Factor	25%			400	
Subtotal Departmental GSF				2,000	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Operations</b>					
<b>Court Operations/Courtroom Clerks</b>					
Manager Office <sup>1</sup>	120	1		120	
Courtroom Clerks (Assigned to Courtrooms) <sup>2</sup>	48	-	-	-	
Courtroom Assistant	48	1		48	
Collection Enhancement Staff	48	1		48	
Subtotal Staff and Net Area		3		216	
Departmental Grossing Factor	25%			54	
Subtotal Departmental GSF				270	
<b>Court Reporters</b>					
Court Reporter Office <sup>3</sup>	100	4		400	
Subtotal Staff and Net Area		4		400	
Departmental Grossing Factor	25%			100	
Subtotal Departmental GSF				500	
<b>Interpreters</b>					
Work Carrels	25	3	-	75	
Subtotal Staff and Net Area		3		75	
Departmental Grossing Factor	25%			19	
Subtotal Departmental GSF				94	
<b>Legal Research</b>					
Attorney Office/Hoteling	120	1		120	
Conference Room/Legal Library	240	-	1	240	
Subtotal Staff and Net Area		1		360	
Departmental Grossing Factor	25%			90	
Subtotal Departmental GSF				450	
Total Staff and Net Area		11		1,051	
Total Departmental GSF				1,314	

Footnotes:

1. This position will directly supervise each court division: criminal, traffic, and civil/small claims.
2. Per the superior court, workstations are not needed outside of courtrooms, as courtroom clerks will be assigned permanent workstations within courtrooms.
3. Per the superior court and their union contracts, court reporters require individual office space for transcription of notes, etc.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Criminal/Traffic Division</b>					
<b>Criminal/Traffic Staff</b>					
Legal Process Supervisor	80	1	-	80	
Legal Process Clerk Workstation	48	17	-	816	
<b>Service Counter - Criminal</b>					
Counter Workstation (Unassigned)	48	-	2	96	
Queuing Area	10	-	10	100	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
<b>Service Counter - Traffic</b>					
Counter Workstation (Unassigned)	48	-	5	240	
Queuing Area	10	-	25	250	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
<b>Active Records</b>					
Active Criminal Files; 42" x 7 shelf unit	12	-	12	144	
Active Traffic Files; 42" x 7 shelf unit	12	-	12	144	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	2	12	
<b>Shared Support</b>					
Copy/Work Room	250	-	1	250	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		18		2,680	
Departmental Grossing Factor	35%			938	
Subtotal Departmental GSF				3,618	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Civil/Small Claims Division</b>					
<b>Staff</b>					
Legal Process Supervisor	80	1	-	80	
Legal Process Clerk Workstation	48	8	-	384	
<b>Service Counter</b>					
Counter Workstation (Unassigned)	48	-	4	192	
Queuing Area	10	-	20	200	
Workcounter/Form Storage	60	-	1	60	
Photocopiers/Printers (Staff Support)	100	-	1	100	
Public File Viewing/Document Review	100	-	1	100	with computers, microfiche
<b>Active Records</b>					
Active Files; 42" x 7 shelf unit	12	-	12	144	
File Scanning Station	48	-	1	48	
File Staging Area	60	-	1	60	
File Carts	6	-	2	12	
<b>Shared Support</b>					
Copy/Work Room (Shared w/ Criminal & Traffic)	250	-	-	-	
Cash Safe	20	-	1	20	
Subtotal Staff and Net Area		9		1,400	
Departmental Grossing Factor	35%			490	
Subtotal Departmental GSF				1,890	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Self-Help Center</b>					
<b>Public Area</b>					
Self-Help Staff Workstation	48	1	-	48	
Reception/Triage Counter Staff	48	1	-	48	
Waiting Room	15	-	3	45	
Computer Workstation	20	-	4	80	Public use
Work Table	40	-	2	80	Public use
Form Display	25	-	1	25	
Orientation Room (Shared w/Video Conf./Training Room)	200	-	-	-	
<b>Staff Support</b>					
Bulk Form Storage	25	-	1	25	
Copy/Printer/Supply	40	-	1	40	
Subtotal Staff and Net Area		2		391	
Departmental Grossing Factor	25%			98	
Subtotal Departmental GSF				489	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Court Administration</b>					
<b>Court Executive Office</b>					
Court Administrator Office	140	1	-	140	
Assistant Court Administrator Office	120	1	-	120	
Court Financial Officer Office	120	1	-	120	
Administrative Assistant Workstation	48	1	-	48	
File Unit	12	-	1	12	
Reception Waiting Area	100	-	1	100	
Copy/Work Room	100	-	1	100	
Subtotal Staff and Net Area		4		640	
Departmental Grossing Factor	25%			160	
Subtotal Departmental GSF				800	
<b>Information Technology</b>					
Data Systems Analyst (DSA) Workstation <sup>1</sup>	48	1	-	48	
Central Computer Room	150	-	1	150	
IT Work Room/Storage	80	-	1	80	
Subtotal Staff and Net Area		1		278	
Departmental Grossing Factor	25%			70	
Subtotal Departmental GSF				348	
Total Staff and Net Area		5		918	
Total Departmental GSF				1,148	

Footnotes:

1. This DSA position reports to the court's Information Systems and Technology Bureau (ISTB) but is located in the courthouse.

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Jury Services</b>					
<b>Jury Administration</b>					
Jury Commissioner	100	1	-	100	
Legal Process Clerk Workstation	48	1	-	48	
<b>Jury Processing</b>					
Check-in Counter Station	48	-	2	96	
Queuing Area	14	-	12	168	
Forms Counter	5	-	10	50	
Copy/Printer/Supply/Active Files	80	-	1	80	
<b>Jury Assembly/Waiting</b>			<b>50</b>	<b>Total Jury Call</b>	
General Seating	12	-	36	432	
Carrel Workstation	20	-	10	200	
Table Seating	20	-	4	80	4 seats at one table
<b>Juror Support</b>					
Vending Area (Use Public Vending Area)	75	-	-	-	
Women's Restroom (Use Public Restrooms)	220	-	-	-	
Men's Restroom (Use Public Restrooms)	160	-	-	-	
Subtotal Staff and Net Area		2		1,254	
Departmental Grossing Factor	25%			314	
Subtotal Departmental GSF				1,568	

Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Sheriff Operations</b>					
<b>Staff</b>					
Management Office (Lieut., Sergeant)	100	2	-	200	
Deputy Workstation (Unassigned)	48	2	-	96	
Interview/Holding Room	64	-	1	64	
<b>Support</b>					
Central Control Room (Inmate Supervision & Central Bldg. Security)	200	-	1	200	
Security Equipment Closet	80	-	1	80	
Men's Locker/Shower/Toilet Room	150	-	1	150	
Women's Locker/Shower/Toilet Room	120	-	1	120	
Copy/Work/Supply Alcove	80	-	1	80	
Subtotal Staff and Net Area		4		990	
Departmental Grossing Factor	25%			248	
Subtotal Departmental GSF				1,238	
<b>Central In-Custody Holding</b>					
Vehicular Sallyport/Patrol Vehicle Parking	2,000	-	1	2,000	
Pedestrian Sallyport	80	-	1	80	
Holding Control Room (Combined w/Central Holding Control Room)	200	-	-	-	
Central Holding, Adult			<b>72</b>	<b>Total Capacity - Adult</b>	
Group Holding - Male	192	-	2	384	
Group Holding - Female	192	-	1	192	
Individual Holding - Male	60	-	2	120	
Individual Holding - Female	60	-	2	120	
Attorney/Detainee Interview Room	60	-	2	120	
Attorney Vestibule/Waiting	60	-	1	60	
Storage Room	60	-	1	60	
Staff Restroom	60	-	1	60	
Subtotal Staff and Net Area		-		3,196	
Departmental Grossing Factor	40%			1,278	
Subtotal Departmental GSF				4,474	



Superior Court of California, County of Los Angeles  
Projected Staff and Space Requirements for the New Santa Clarita Courthouse

Space/Component	Unit/Area Std.	No. of Staff	No. of Spaces	Net Area	Comments
<b>Building Support</b>					
<b>Children's Waiting Room</b>					
Secure Check-in Station	60	-	1	60	
Play Area	200	-	1	200	reading, television, computer areas
Clerk/Volunteer Workstation	48	1	-	48	
Supply/Toy Storage	20	-	1	20	
Restroom w/Diaper Changing	64	-	1	64	for clients
Kitchenette	24	-	1	24	
Subtotal Staff and Net Area		1		416	
Departmental Grossing Factor	20%			83	
Subtotal Departmental GSF				499	
<b>Staff Support</b>					
Video Conference/Training Room	400	-	1	400	
Staff Break Room	150	-	2	300	
Staff Lactation Room	64	-	1	64	
Staff Shower/Restroom	80	-	2	160	
Subtotal Staff and Net Area		-		924	
Departmental Grossing Factor	20%			185	
Subtotal Departmental GSF				1,109	
<b>Public Area Support</b>					
Vending Area	75	-	1	75	3 vending machines
Subtotal Staff and Net Area		-		75	
Departmental Grossing Factor	20%			15	
Subtotal Departmental GSF				90	
<b>Related Justice Agency Space</b>					
Victim/Witness Room	100	-	1	100	
Agency Hoteling Office Space	100	-	1	100	
Subtotal Staff and Net Area		-		200	
Departmental Grossing Factor	20%			40	
Subtotal Departmental GSF				240	
<b>Exhibits Storage</b>					
Exhibits Storage	200	-	1	200	
Subtotal Staff and Net Area		-		200	
Departmental Grossing Factor	20%			40	
Subtotal Departmental GSF				240	
<b>Building Operations<sup>1</sup></b>					
Loading/Receiving	60	-	1	60	
Mail Processing and Distribution Center	150	-	1	150	
General Building Storage	400	-	1	400	
Telecommunications Equipment Room	200	-	1	200	
Main Electrical Room <sup>2</sup>	200	-	-	-	
Housekeeping Storage	80	-	1	80	
Building Service Equipment/Workshop	80	-	1	80	
Subtotal Staff and Net Area		-		970	
Departmental Grossing Factor	20%			194	
Subtotal Departmental GSF				1,164	
<b>Secure Parking</b>					
Secured Judges Parking	350	-	4	1,400	
Executive Staff Parking	350	-	3	1,050	
Subtotal Staff and Net Area		-		2,450	
Vehicular Circulation	20%			490	
Subtotal Departmental GSF				2,940	
Subtotal Staff and Net Area		1		5,235	
Subtotal Departmental GSF				6,282	

Footnotes:

1. AOC-FMU has confirmed that their assigned staff to this facility will be housed in another offsite location, which at this time is planned to be in Lancaster, to cover both this and the juvenile court facility.
2. Electrical rooms are included in building gross square foot calculation.

## APPENDIX B: SITE PROGRAM OPTIONS

### Introduction

The AOC and the County of Los Angeles have had preliminary discussions regarding collocation of court and county justice partners in relation to the development of a new Southeast Los Angeles Courthouse. At the time of publication, there were policy, legal, and financial issues that were not yet resolved.

Should it be possible to collocate county justice partners (District Attorney, Public Defender, and Alternate Public Defender) and court functions in two separate buildings on adjacent sites, two alternatives have been explored to determine site requirements. These options are outlined below, and in summary require a total of approximately 6.29 to 6.69 acres, depending on whether or not future county expansion is also planned. Each option assumes the development of a four-courtroom courthouse with a basement and surface parking, as well as site area to accommodate a future six-courtroom addition.

#### **Option 1: Justice Agency Office Space in a Separate Building, with Planned County Expansion**

- Total Required Site Size: 6.69 Acres.
  - Court Building: Two stories with a basement and a penthouse (for mechanical equipment).
  - County Building: One story and no basement.
  - County Space Needs: Based on 20 percent of the superior court total space need.
  - County Future Expansion Area: Based on 20 percent of the area for the court's six-courtroom future addition.
  - Surface Parking:
    - 120 spaces – Court Current Need
    - 180 spaces – Court Future Expansion Need
    - 47 spaces – County Current Need
    - 20 spaces – County Future Expansion Need

#### **Option 2: Same as Option 1, No Future County Expansion**

- Total Required Site Size: 6.29 Acres.
  - Court Building: Same as Option 1.
  - County Building: Same as Option 1.
  - County Space Needs: Same as Option 1.
  - Surface Parking: Same as Option 1.